UNITED STATES BANKRUPTCY COURT DISTRICT OF MASSACHUSETTS EASTERN DIVISION

| |) | |
|------------------|---|-----------------------|
| In re: |) | Chapter 11 |
| |) | |
| LEVENT R. SEVER, |) | Case No. 24-11571-JEB |
| |) | |
| DEBTOR |) | |
| |) | |

DEBTOR'S OPPOSITION TO THE MOTION FOR RELIEF FROM THE AUTOMATIC STAY FILED BY THE 50-60 LONGWOOD AVENUE CONDOMINIUM TRUST

Now comes the Debtor, Levent R. Sever, by and through his counsel, Richard A.

Mestone, Esq., and respectfully files his Opposition to the Motion for Relief from the Automatic Stay (hereinafter referred to as the "Motion") filed by the 50-60 Longwood Avenue

Condominium Trust ("Trust") regarding the Debtor's residence located at 60 Longwood Avenue,

Units 503 and 504, Brookline, Massachusetts ("Property"). In support thereof, the Debtor states as follows:

A. <u>Debtor's Direct Responses to the Motion</u>

- 1. The Debtor admits the allegations made in paragraph 1 of the Motion.
- 2. The Debtor has insufficient knowledge to admit or deny the allegations made in paragraph 2 of the Motion, based on the current information in hand thus far, and therefore denies them.
- 3. The Debtor admits that portion of the allegations made in paragraph 3 of the Motion that states that the Trust filed a proof of claim in the amount of \$43,787.24. The Debtor denies the allegations made in paragraph 3 of the Motion that states the amounts charged for

common expenses. The Debtor states he is currently paying \$1,112 for Unit 503 and \$1,148 for Unit 504.

- 4. The Debtor admits the allegations made in paragraph 4 of the Motion.
- 5. The Debtor admits that portion of the allegations made in paragraph 5 of the Motion that states that the Debtor began making post-petition payments in February 2025 and remains current. The Debtor has insufficient knowledge to admit or deny the remaining allegations made in paragraph 5 of the Motion, based on the current information in hand thus far.
- 6. Paragraph 6 of the Motion consists mainly of legal theory/argument, conclusions of law, and/or relief requests that require no answer. To the extent that paragraph 6 states allegations of facts, the Debtor denies them.
- 7. The Debtor admits he has a post-petition liability for common expense fees. The Debtor admits there is a homestead recorded on record at the Norfolk County Registry of Deeds. The Debtor has insufficient knowledge to admit or deny the remaining allegations made in paragraph 7 of the Motion and therefore denies them. Paragraph 7 of the Motion also consists of legal theory/argument, conclusions of law, and/or relief requests that require no answer. To the extent that paragraph 7 states allegations of facts, the Debtor denies them.
- 8. The Debtor admits the allegations made in paragraph 8 of the Motion, based on information in hand and on record.
- 9. The Debtor denies the allegations made in paragraph 9 of the Motion. See paragraph 13 below.
- 10. The Debtor admits the allegations made in paragraph 10 of the Motion that states the Debtor has made four post-petition payments toward the common expenses. The Debtor denies the remaining portion of paragraph 10 of the Motion and states that the Debtor has the

ability to continue making his monthly common expenses payments and that his amended schedules confirm that ability. The Debtor denies that the Trust is entitled to relief.

- 11. The Debtor admits there are encumbrances on record but has insufficient knowledge to admit or deny the allegations made in paragraph 11 of the Motion regarding the total amounts of the encumbrances and therefore denies them.
- 12. The Debtor admits the allegations made in paragraph 12 of the Motion that states that he owns property in Turkey and Russia and that he is willing to sell one of the Turkish properties to fund his plan. The Debtor denies the remaining allegations in paragraph 12 of the Motion.

B. The Debtor does hereby make the following additional responses for consideration by the Court

The Debtor states that his Schedule "A" lists the value of the Property, which consists of 2 separate units (Unit 503 and Unit 504), as \$1,450,000.00. The Debtor further states that the value listed and the value the Bank is using is the value as stated in the Debtor's Schedule "A" at the time of filing the petition. The Debtor states that the fair market value of the Property has changed from the amount listed in the Debtor's Schedule "A" of his petition. The Property has a potentially high market value of \$2,105,500.00 and an average value of \$1,789,800.00 (See Exhibit A attached hereto). If the property sells for \$1,789,800.00 and the balance remaining on the mortgage as stated in the is \$570,624.29, and closing costs are estimated at \$95,948.77 (\$4.56 per \$1,000, plus \$210.00 discharge recording fee, plus 4% commission of \$71,592.00, plus payoff MDOR lien \$6,312.47, plus payoff real estate taxes owed \$9,672.30), then there would be an equity cushion of approximately \$1,693,851.30, before the \$43,787.24 allegedly owed to the Trust. If the property sells for \$2,105,500.00, then there would

be an equity cushion of approximately \$1,995,484.30, before the \$43,787.24 allegedly owed to Trust.

- 14. The Debtor has not yet filed a plan. The Debtor has at least 120 days to file a plan from the date of conversion and intends to file his plan by the end of June 2025. The plan will call for the sale of the vacant land in Turkey, which is estimated to yield more than a sufficient amount to fund his plan. The plan will also provide a deadline wherein if the land in Turkey is not sold before the end of 2025, the Debtor will sell the more valuable of his residential units to fund his plan or the case will be converted. It is Debtor's intention that the plan to be proposed, cure all arrearages (pre- and post-petition) and pay the priority unsecured and general unsecured creditors a 100% of their claims.
- The automatic stay acts as a bankruptcy restraining order against creditors and prohibits almost all creditor actions to collect on a debt. As its name implies, the automatic stay goes into effect immediately when the bankruptcy case is filed with the Court. Section 362(a), which provides the automatic stay, is acknowledged to be "one of the fundamental debtor protections provided by the bankruptcy laws." S.Rep. No. 95–989, p. 54 (1978); H.R.Rep. No. 95–595, p. 340 (1977), U.S. Code Cong. & Admin. News 1978, pp. 5787, 5840, 5963, 6296. It gives debtors "breathing room by 'stop[ping] all collection efforts, all harassment, and all foreclosure actions.' " Soares v. Brockton Credit Union (In re Soares), 107 F.3d 969, 975 (1st Cir.1997) (quoting H.R.Rep. No. 95–595 at 340 [1977], reprinted in 1978 U.S.C.C.A.N. 5963, 6296–97). It permits an orderly administration of the estate thus safeguarding the rights of all creditors. Id. The Debtor has not filed the instant case to hinder prosecution of the Trust, but to provide him with the protection and breathing room under the automatic stay.

- 16. Section 362(a)(1) of the Bankruptcy Code provides that the filing of a bankruptcy petition stays the commencement or continuation of all non-bankruptcy judicial proceedings against the debtor. Nevertheless, 11 U.S.C. § 362(d)(1) expressly provides that, on the request of a party in interest, "the court shall grant relief from the stay provided under subsection (a) of this section, such as by terminating, annulling, modifying, or conditioning such stay—for cause" However, the Bankruptcy Code does not define "cause" for purposes of 11 U.S.C. § 362(d)(1).

 In re Haines, 309 B.R. 668, 674 (Bankr. D. Mass. 2004). What is considered "cause" for the judge to grant relief from stay to the creditor? It would be easier if Congress set out an exact definition on what is considered "cause" to lift the automatic stay, but since Congress did not do that, Courts are required to determine cause on a case-by-case basis. In re Podmostka, 527 B.R. 51, 53–54 (Bankr. D. Mass. 2015).
- 17. Under 11 U.S.C. §362(d)(1) of the Bankruptcy Code, one of the ways in which a creditor can obtain a relief from stay order from the bankruptcy court is "for cause, including the lack of adequate protection of an interest in property..." In this case, according to the statements, as presented by the Debtor, the Trust is adequately protected by the equity cushion.
- 18. The Debtor is a professional construction consultant with over 30 years of experience in globalization, strategic corporate planning and business development. He is an accomplished international businessman, marketing specialist and architect of lucrative global partnerships and joint ventures. He is the managing director of Kildare Construction Consultants LLC., a company that he established in Boston to engage in advisory roles for U.S. and foreignowned prime construction companies.
- 19. Due to a lack of work and payments resulting from COVID, the Debtor was unable to receive payment from his company. This resulted in him being unable to pay his obligations,

including his mortgage and condominium fees and resulting in the filing of his current bankruptcy case.

- 20. The Debtor has since received an employment contract in January 2025 and now has sufficient income to pay his mortgage and condo fees, which he has been doing since February 2025, in order to stop the arrearage from increasing. He intends on continuing his monthly obligations to all secured creditors, including the Trust.
- 21. For the reason stated herein, denial of the Trust's Motion would not be a great prejudice to the Trust but would be great prejudice to the Debtor.

WHEREFORE, the Debtor respectfully requests the following:

- 1. That the Motion filed by the 50-60 Longwood Avenue Condominium Trust ("Trust") for Relief from the Automatic Stay be denied;
- 2. The Debtor be allowed to file his Chapter 11 Plan, which will include all arrears; and
 - 3. To grant such other and further relief as this Court may deem just and proper.

Date: May 6, 2025

Respectfully submitted,

LEVENT R. SEVER

By his attorney,

/s/Richard A. Mestone
Richard A. Mestone (BBO# 642789)
MESTONE & ASSOCIATES LLC
435 Newbury Street, Suite 217
Danvers, MA 01923

Tel: (617) 381-6700

richard.mestone@mestoneassociatesllc.com

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Exhibit A

Case 24-11571 Doc 130 Filed 05/06/25 Entered 05/06/25 16:19:59 Desc Main Intelligent Property Report Document Page 8 of 27

Subject

Value Type: As Of Date:

Order ID: 124030724

60 LONGWOOD AVE APT 503, BROOKLINE, MA 02446-5228

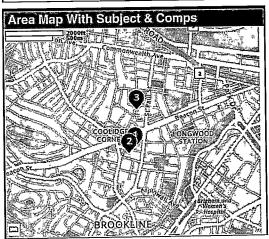
| Subject Val | ûation | | |
|-----------------|-----------------|----|-----------|
| Estimated V | alue: | | \$756,900 |
| Confidence | | | 88% |
| Value | \$623,400 | to | \$890,400 |
| Est. Value Char | nge - Last Yr: | | \$890 |
| Est. Value Char | nge - Next Otr: | | -\$3,276 |

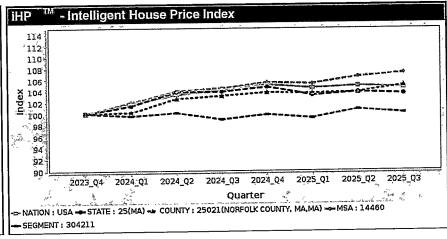
| Est. Value Change - Next Qtr: -\$3,276 | | | | | |
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| Total Proper | ty Count: | | | 3,828 | |
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| Sale Price | \$756,900 | | | | |
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| Main Sq Ft Year Built Lot Area Price per Sq Ft Bedrooms | 960 1975 0.0 \$788.44, | 1810 1.00 \$160.00 | 1,200 1958 2.00 \$703.94 2.00 | 5,654 2021 2.00 | |
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| 700,000 | | | W 27 |
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| 1,000,000 | | | 415 |
| 1.100,000 | | 10 to | |

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| Compa | | | | | |
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| COMPA | rable Sales | | | | |
| | | Subject | Sale Comp - 1 | Sale Comp - 2 | Sale Comp - 3 |
| | | 60 LONGWOOD AVE | 50 LONGWOOD AVE | 45 LONGWOOD AVE | 48 BROWNE ST APT 6, |
| Address | | APT 503, BROOKLINE, | APT 920, BROOKLINE, | APT 512, BROOKLINE, MA 02446 | BROOKLINE, MA 02446 |
| Address | 4 | MA 02446-5228 | MA 02446 | MA U2440 | |
| Distance (n | alles) | | 0.00 | 0.06 | 0.27 |
| Platance (n | | | - 4 | 2 34.34 | |
| Subdivision | າ 🧺 | | 60. 3 | | |
| APN | 200 | BROOB159L0004S0032 | BROOB159L0005S0070 | BROOB158L0016S0059 | BROOB040L0008S0042 |
| Census Tra | ict | 25021400800 | 25021400200 | 25021400800 | 25021400200 |
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| Distressed | i iago | | | | |
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| List Price | · | | | 4 4 | |
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| Days on Ma | arket | | 0 | - 0 | 0 |
| PSF (curre | nt) | 788.4 | 873.63 | 757.14 | |
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| Assessor | · Netails | | | | |
| Assessed | DUILLING | | | | |
| , | Value 💮 🖅 | \$744,800 | \$657,200 | \$763,300 | \$680,500 |
| Year | Value ∴ 🕴 | \$744,800 202 | 11 | Lancing and the second second | 2025 |
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| Land Value Property In | nprovements Details | 202: \$(\$744,80 | \$ 2025 \$ \$ \$ \$ \$ \$ 0 \$ \$ 657,200 | 2025 | 2025 \$0 \$680,500 |
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| Land Value Property In | nprovements Details Property Type Design Style | 202: \$6 \$744,80 CNI | 6 2025 A \$0 S657,200 CND | 2025 \$0 \$763,300 | 2025 \$0 \$680,500 CND |
| Land Value Property In Property Style | provements Details Property Type Design Style | 202: \$ \$744,80 | 2025 \$0 \$657,200 CND | 2025 \$0 \$763,300 CND | 2025 \$680,500 \$680,500 |
| Land Value Property In | provements Details Property Type Design Style Manufactured Finished Square | 202: \$1 \$744,80 CNI F | 2025 \$\$0 \$657,200 CND R R | 2025 \$0 \$763,300 CND R | 2025 \$680,500 \$680,500 |
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VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK, ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES, BOTH EXPRESSED AND IMPLIED, ARE EXPRESSLY EXCLUDED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The value was generated by Provider's or a Third-Party Provider's proprietary automated property value for make a nestimated market value, calculated using various models and techniques proprietary to Provider or Third-Party Provider. The property value provided herein is not an expressed and market value, calculated using various models and techniques proprietary to Provider or Third-Party Provider. The property value provided herein is not an expressed and techniques provided or to reverse engineer the models used to generate the values or to create any database or product or lowers and provided in the Equal Credit (PCOAT) or as character and the compliance requirements as a provided in the Equal Credit (PCOAT) or as character as a complete or requirements as a provided to provide and the values provided herein may be provided to consumers. If you have questions regarding this information, please contact your financial institution.

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Subject Value Type: 60 LONGWOOD AVE APT 504, BROOKLINE, MA 02446-5228

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As Of Date: Order ID:

124030874



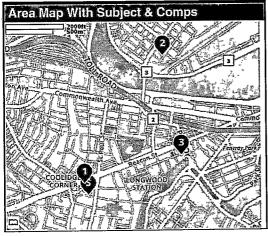
| Value \$850,700 to \$1,215, | Subject Valu | | | |
|---------------------------------------|------------------|--------------|-----------|------------|
| Value \$850,700 to \$1,215, | Estimated Va | \$ | 1,032,900 | |
| | Confidence | | | 87% |
| Est. Value Change - Last Yr: \$1,21 | Value | \$850,700 | to | \$1,215,10 |
| Lott Value Change Later III | Est. Value Chang | e - Last Yr: | | \$1,215 |
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| | y Count: | | | 3,82 |
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| Area Analysi | <u>s</u> | | | |
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| neighborhood a | rea over un | э ргөчюиз | | |
| Property Sales | Count: | | | 6 |
| Percent Non-O | wner | | | 11.949 |
| | | | | |
| | Subject | Min | Avg | Max |
| Sale Price | \$1,032,900 | \$247,000 | \$932,880 | \$2,500,00 |
| Main Sq Ft | 1084 | 200 | 1,200 | 5,654 |
| Year Built | 1975 | 1810 | 1958 | 2021 |
| Lot Area | 0.0 | 1.00 | 2.00 | 2,00 |
| Price per Sq Ft | \$952.86 | \$160.00 | \$703,94 | \$1,190.0 |
| Bedrooms | 2 | 1 , | 2.00 | 5 |
| Bathrooms | 2.00 | 1.00 | 2.00 | 5.00 |
| Bsmnt Sq Ft | 0 | | | |
| Basement | Ö | 200.00 | 689.00 | 2.928.00 |

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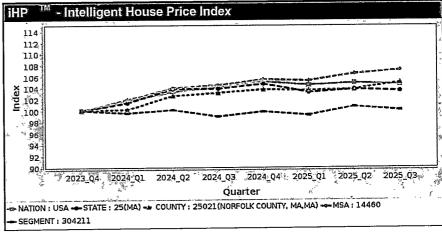
Apr-2025

| Compa | rable Sa | les | | | | | |
|--|--|--|---|--------------------------|---|--|--|
| | | | Su | bject | Sale Comp - 1 | Sale Comp - 2 | Sale Comp - 3 |
| WARRING WARRANT WARRANT | | | 60 LON | GWOOD AVE BROOKLINE, | 1265 BEACON ST APT 503, BROOKLINE, MA | 286 SIDNEY'ST, CAMBRIDGE, MA | 452 PARK DR APT 14, BOSTON, MA 02215 |
| Address | | | M. | A 02446-5228 | 02448 | 02139 | |
| Distance (m | | The state of the s | E | j | 0.09 | 1.13 | 0.73 |
| | | .€. việt | | | ATRIUM | CAMBRIDGEPORT | |
| Subdivision | n i | | | - | · | COMMNS | |
| APN | | - Land Control of the | | | BROOB160L0002S0014 | CAMBM00065L0004500 | CBOSW21P00122S034 |
| Census Tra | A | | <u></u> | 5021400800 | 25021400200 | 25017353200 | 25025010202 |
| Distressed | Flags | | | | | | |
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| Time-adjus | | 4 7 | | | \$940,000 ₃ | \$988,000 | \$1,025,000 |
| Total Adjus | | | Marie | parameter and the second | powers, weather a series and a | Security and secur | |
| Last Sale P | | | | \$450,000 | \$940,000 | \$988,000 | \$1,025,000 02/07/2025 |
| Last Sale D | | | | 11/24/2004 | 03/21/2025 | 03/26/2025 | |
| Prior Sale P Prior Sale D | _1 | | <u> </u> | » | 03/01/2013 | 11/01/1996 | 08/26/1997 |
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| PSF (list) | | 2. 30. | | | | | |
| | | | | | | | |
| Assessor | | | | | | P | 6664 400 |
| Assessed \ | Value | | | *\$872,000 | \$1,020,000 2025 | \$875,000 2025 | \$664,400 2025 |
| Year Land Value | | - 3.7 | 1 - 0.7 | 2025 \$0 | | | 2020 |
| | nprovement | and a second | | \$872,000 | | | \$664,400 |
| ir roberty m | | | | -,-00 | ¥-,, - | • • | |
| Property I | Details | | | | | | TORANG AND THE STREET OF THE S |
| Style | Property 1 | the same and to be | | CND | L | | 5 |
| June 2 4 April 10 | Design St | · | on 1 % 2 See hallowing a source | R | R | 28 | R |
| | Manufactu | | _ L | 1084 | 1258 | 1156 | 1003 |
| Interior | Finished S | | | 1084 | | | 1 000 |
| v v | Basement Bant Fnal | | IL | <u>0</u> | L | <u> </u> | 0 |
| | Bedrooms | | 113 | 2 | | . 2 | -2 |
| Application of the particular control of | Bathroom | | | 2.00 | 2.00 | 2.00 | 1.00 |
| Exterior | Lot Size (a | icres) | | 0.00 | December 1 | Service designation of the service o | 0.02 |
| Amenitie | Fireplaces | 3 | | 0 | | 0 | 0 |
| | Pool | | | No | I | | \ No |
| Garage | Garage Sp | | | 1 G | 1 | 1 // / / / / / / / / / / / / / / / / / / | _ |
| V | Garage Ty | /pe | ! | 1975 | I L | 1989 | 1920 |
| Year Owner | | | LEV | | VIJAYA KAUNDINYA & | NUOPING LIU | ANKUR BHARGAVA & |
| Owner | W. | | | | MURALI KAUNDINYA | | STUTI BHARGAVA |
| ₹ | 11 : " | * 1. 1 | e II | | | | |



Feb-2025

z Retail Sale • REO Sale



VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES, BOTH EXPRESSED AND IMPLIED, ARE EXPRESSLY EXCLUDED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OF ITNESS FOR A PARTICULAR PURPOSE. The value was generated by Provider's propriet any automated property value is an estimated market value, calculated using various modes and techniques proprietary to Provider or Third-Party Provider. The property value is an estimated market value, calculated using various modes and techniques proprietary to Provider or Third-Party Provider. The property value is an estimated market value, calculated using various modes and techniques proprietary to Provider or Third-Party Provider. The property value is an estimated market value, calculated using various modes and techniques proprietary to provide the property value is not an appraisal and was not property value to repair and the values of the provider
1.100,000 1.000,000 900,000 800,000 700,000 600,000

Dec-2024

Case 24-11571 Doc 130 Filed 05/06/25 Entered 05/06/25 16:19:59 Desc Main Document Page 10 of 27

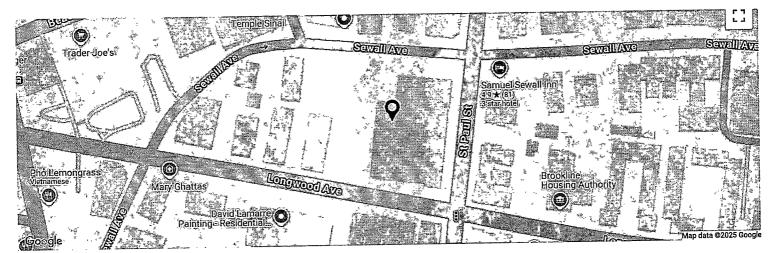
Market Report for

60 LONGWOOD AVE APT 503 BROOKLINE, MA 02446

1 beds | 2 baths | 960 sq.ft.

Estimated Home Value

These values are generated by automated computer modeling drawn from public records and should not be considered a definitive statement of this property's worth.



\$798,420
Range: \$790,435 to \$806,404
Powered by

\$768,700
Range: \$699,517 to \$837,883
Zestimate from

\$735,100

Range: \$650,000 to \$820,300

Do you notice variation in the value(s) above?

A RE/MAX agent understands your home better than a cold computer valuation model. Ask a RE/MAX agent to create a Comparative Market Analysis (CMA) for your property. Your CMA is complimentary and comes with no obligation

CONTACT A RE/MAX AGENT

RE/MAX agents know what buyers want.

These statistics reflect the overall trends among buyers in this area for the last 90 days.



BY PRICE RANGE

\$1M+ \$100K - \$199K 129,038 \$200K - \$299K 139,989 \$300K - \$499K 1,658,656 \$500K - \$749K \$750K - \$999K <\$100K 449,038

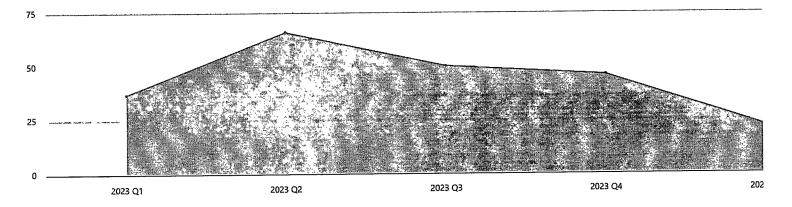
Buyer Activity (in the last 90 days)

These statistics reflect all Buyer Activity including: registered buyers, online inquirles, showing visits, open house sign ins, etc.

Supply-Side Trends

Certain supply-side metrics can help to value your home. Talking to a RE/MAX agent can help you identify the appropriate metrics important to your home.

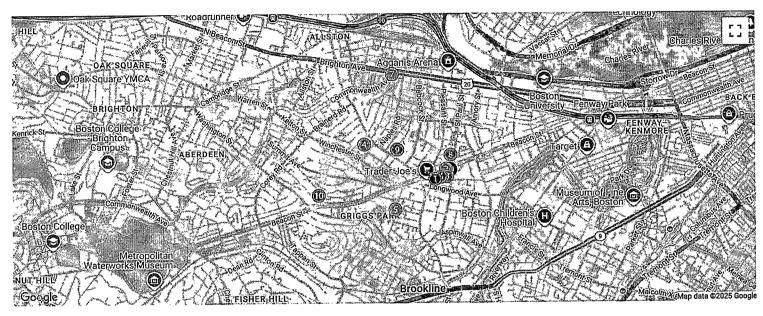
Homes Sold Per Quarter in 02446 across all price ranges



\$1,155,448

Recent Nearby Sales

These are relevant homes near your property that have sold in the last 18 months and within a 1.5ml radius. The sales can be used as a factor in determining the value of your property in current market conditions.



- 20 STEARNS RD APT 3 BROOKLINE, MA 02446-5132
 1 Beds | 1 Baths | 590 sq.ft
 Sold for \$579,999 on 3/26/2025
- 2 50 LONGWOOD AVE APT 920 BROOKLINE, MA 02446-5291 1 Beds | 1 Baths | 793 sq.ft Sold for \$695,000 on 3/21/2025
- 3 63 LONGWOOD AVE APT 6 BROOKLINE, MA 02446-5222 2 Beds | 1 Baths | 885 sq.ft Sold for \$690,000 on 3/18/2025
- 4 109 WINCHESTER ST APT 8 BROOKLINE, MA 02446-2761
 2 Beds | 1 Baths | 719 sq.ft
 Sold for \$612,000 on 3/17/2025
- 41 PARK ST APT 202 BROOKLINE, MA 02446-6268
 2 Beds | 2 Baths | 1151 sq.ft
 Sold for \$855,000 on 3/3/2025
- 6 45 LONGWOOD AVE APT 512 BROOKLINE, MA 02446-5217 1 Beds | 1 Baths | 941 sq.ft Sold for \$715,000 on 2/28/2025
- 208 FULLER ST APT 6 BROOKLINE, MA 02446-5726
 2 Beds | 1 Baths | 1023 sq.ft
 Sold for \$735,000 on 2/28/2025
- 1243 BEACON ST APT 5B BROOKLINE, MA 02446-5257
 2 Beds | 2 Baths | 890 sq.ft
 Sold for \$850,000 on 2/20/2025
- 41 CENTRE ST APT 403 BROOKLINE, MA 02446-2854
 2 Beds | 1 Baths | 1093 sq.ft
 Sold for \$899,000 on 2/10/2025

Case 24-11571 Doc 130 Filed 05/06/25 Entered 05/06/25 16:19:59 Desc Main 10 689 WASHINGTON ST APT 2 BROOKLINE, MACLINE, Page 14 of 27

3 Beds | 1 Baths | 1142 sq.ft Sold for \$800,000 on 1/30/2025

Thinking of selling your home? The next step is to get a customized, in-depth report on the value of your home from a real estate professional. Ask a RE/MAX agent to compile a Comparative Market Analysis (CMA) for your property.

CONTACT A RE/MAX AGENT

Information presented on this site and webpage is deemed reliable but is not guaranteed and should be independently verified by the users of the site. The providers of this website and associated content make no warranty, either expressed or implied, as to the accuracy of the data contained from this Web Page.

* indicates that public record data for this field is not available for this property.

See more details for 60 LONGWOOD AVE APT 503, BROOKLINE, MA 02446 on Zillow © Zillow, Inc., 2006-2025. Use is subject to Terms of Use What's a Zestimate?

About this report

Powered by **Percy**

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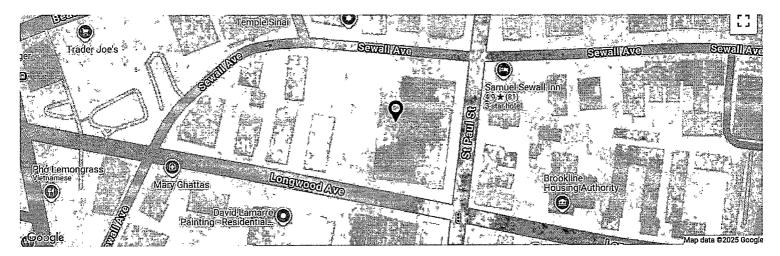
Market Report for

60 LONGWOOD AVE APT 504 BROOKLINE, MA 02446

2 beds | 2 baths | 1,084 sq.ft.

Estimated Home Value

These values are generated by automated computer modeling drawn from public records and should not be considered a definitive statement of this property's worth.



\$944,887
Range: \$935,438 to \$954,335
Powered by

\$966,700
Range: \$889,364 to \$1,053,703
Zestimate from

\$893,200

Range: \$801,800 to \$984,500

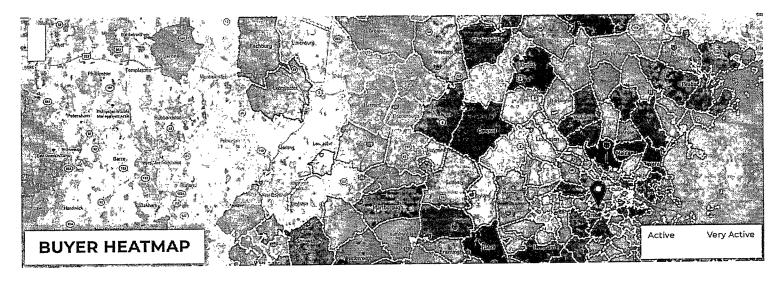
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BY PRICE RANGE

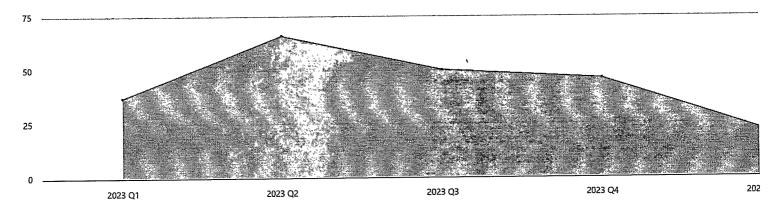
Buyer Activity (in the last 90 days)

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Homes Sold Per Quarter in 02446 across all price ranges



\$1,155,448

Recent Nearby Sales

These are relevant homes near your property that have sold in the last 18 months and within a 1.5mf radius. The sales can be used as a factor in determining the value of your property in current market conditions.

- 50 LONGWOOD AVE APT 920 BROOKLINE, MA 02446-5291
 1 Beds | 1 Baths | 793 sq.ft
 Sold for \$695,000 on 3/21/2025
- 2 63 LONGWOOD AVE APT 6 BROOKLINE, MA 02446-5222 2 Beds | 1 Baths | 885 sq.ft Sold for \$690,000 on 3/18/2025
- 41 PARK ST APT 202 BROOKLINE, MA 02446-6268
 2 Beds | 2 Baths | 1151 sq.ft
 Sold for \$855,000 on 3/3/2025
- 4 45 LONGWOOD AVE APT 512 BROOKLINE, MA 02446-5217 1 Beds | 1 Baths | 941 sq.ft Sold for \$715,000 on 2/28/2025
- 5 208 FULLER ST APT 6 BROOKLINE, MA 02446-5726 2 Beds | 1 Baths | 1023 sq.ft Sold for \$735,000 on 2/28/2025
- 1243 BEACON ST APT 5B BROOKLINE, MA 02446-5257
 2 Beds. | 2 Baths. | 890 sq.ft
 Sold for \$850,000 on 2/20/2025
- 41 CENTRE ST APT 403 BROOKLINE, MA 02446-2854
 2 Beds | 1 Baths | 1093 sq.ft
 Sold for \$899,000 on 2/10/2025
- 689 WASHINGTON ST APT 2 BROOKLINE, MA 02446-4571
 3 Beds | 1 Baths | 1142 sq.ft
 Sold for \$800,000 on 1/30/2025
- 20 CHAPEL ST APT B603 BROOKLINE, MA 02446-7420
 1 Beds | 1 Baths | 742 sq.ft
 Sold for \$745,000 on 1/23/2025

Case 24-11571 Doc 130 Filed 05/06/25 Entered 05/06/25 16:19:59 Desc Main Document Page 19 of 27

3 Beds | 2 Baths | 1850 sq.ft Sold for \$900,000 on 1/10/2025

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CONTACT A RE/MAX AGENT

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Sée more details for 60 LONGWOOD AVE APT 504, BROOKLINE, MA 02446 on Zillow @ Zillow, Inc., 2006-2025. Use is subject to Terms of Use What's a Zestimate?

About this report

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B

OFF MARKET

60 Longwood Ave Apt 503 Brookline, MA 02446

1 bds · 1.5 ba · 960 sqft

Claim this home

Your home value

Zestimate ② _____ \$768,700

Get a cash offer in 3 minutes

Find out how much your home could sell for in as little as 3 minutes with a noobligation cash offer.

Estimated market value

\$768,700

What's this number?

Unlock your offer

| Why use a home value estimator tool? | ~ |
|--------------------------------------|---|
| What is a Zestimate? | ~ |
| How accurate is the Zestimate? | ~ |
| How to find the value of your home? | ~ |
| How to increase home value? | ~ |

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How often do home values change?

OFF MARKET

60 Longwood Ave Apt 503 Brookline, MA 02446

, 1 bds · 1.5 ba · 960 sqft

Claim this home

Your home value

Zestimate

\$768,700

Get a cash offer in 3 minutes

Find out how much your home could sell for in as little as 3 minutes with a noobligation cash offer.

Estimated market value

\$768,700









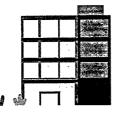




















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2

OFF MARKET

60 Longwood Ave Apt 504 Brookline, MA 02446

2 bds · 2 ba · 1,084 sqft

Claim this home

Your home value

Zes'timate ② ______ \$962,400

Get a cash offer in 3 minutes

Find out how much your home could sell for in as little as 3 minutes with a noobligation cash offer.

Estimated market value

\$962,400

What's this number?

Unlock your offer

Why use a home value estimator tool?

What is a Zestimate?

How accurate is the Zestimate?

How to find the value of your home?

How to increase home value?

How often do home values change?

OFF MARKET

60 Longwood Ave Apt 504 Brookline, MA 02446

, 2 bds · 2 ba · 1,084 sqft

Claim this home

Your home value

Zestimate

\$962,400

Get a cash offer in 3 minutes

Find out how much your home could sell for in as little as 3 minutes with a noobligation cash offer.

Estimated market value

\$962,400







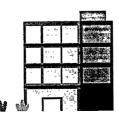




















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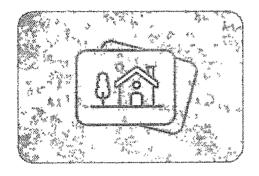
Owner

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To unlock all insights for this home, sign up or log in

Welcome home!

Edit home



RealEstimateSM **(i)**

\$752,700 ~ \$605.7k since last sold

1 bed 1.5 bath 960 sqft N/A sqft lot

60 Longwood Ave Apt 503, Brookline, MA 02446

Prepare to sell

Market value

Renovations

New Ways to save

Host or rent

Find the right agent before the Best Time to Sell in 2025

Homes sell faster. Find an agent now to get ready.



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See real reviews and ratings

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Public

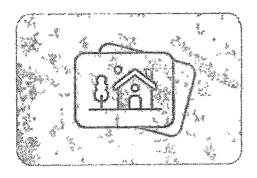
Owner

Is this your home?

To unlock all insights for this home, sign up or log in

Welcome home!

Edit home



RealEstimateSM **①**

\$935,317 ~ \$485.3k since last sold

2 bed 2 bath 1,084 sqft N/A sqft lot

60 Longwood Ave Apt 504, Brookline, MA 02446

Prepare to sell

Market value

Renovations

New Ways to save

Host or rent

Find the right agent before the Best Time to Sell in 2025

Homes sell faster . Find an agent now to get ready.



View proposal, no commitment



See real reviews and ratings

UNITED STATES BANKRUPTCY COURT DISTRICT OF MASSACHUSETTS EASTERN DIVISION

| In re: |) | Chapter 11 |
|------------------|---|-----------------------|
| LEVENT R. SEVER, |) | Case No. 24-11571-JEB |
| DEBTOR |) | |

CERTIFICATE OF SERVICE

I, Richard A. Mestone, hereby certify that on this day, I electronically filed the *Debtor's Opposition to the Motion for Relief from the Automatic Stay filed by the 50-60 Longwood Avenue Condominium Trust ("Trust")* with the United States Bankruptcy Court for the District of Massachusetts using the CM/ECF system. I have served true and correct copies of the foregoing documents only via CM/ECF upon the United States Trustee, including Eric K. Bradford, Esq., Laura White Brandow, Esq. as counsel to the Trust, and individuals who have filed notices of appearance and requests for notice in the Court's CM/ECF database.

I certify that I also served the above-referenced document electronically filed with the Court on the non-CM/ECF participants on the attached list via first class mail, postage prepaid (or as indicated).

Date: May 6, 2025 /s/ Richard A. Mestone

Richard A. Mestone (BBO# 642789) MESTONE & ASSOCIATES LLC 435 Newbury Street, Suite 217 Danvers, MA 01923

Tel: (617) 381-6700

richard.mestone@mestoneassociatesllc.com

50-60 Longwood Ave Condo Assoc. c/ o Barkan Management Company PO Box 360 Emerson, NJ 07630

Brookline Bank c/ o Christopher Williams AVP 31 Market Street Ipswich, MA 01938

Town of Brookline Attn: Treasurer/Collector 333 North Washington Street North Waltham, MA 02455

Levent R. Sever 60 Longwood Avenue, Unit 503 Brookline, MA 02446 (via email)

THE